



# Inspection Report

## Sample Buyer

**Property Address:**  
333 Wild Raspberry Lane  
Etowah NC



**HomeBuyers Inspection HBI**

**Russell Buchanan**  
1111 front office, asheville, nc 28801 828-222-1050

## Table of Contents

|   |                    |
|---|--------------------|
| <a href="#">Cover Page.....</a>                     | <a href="#">1</a>  |
| <a href="#">Table of Contents.....</a>              | <a href="#">2</a>  |
| <a href="#">Intro Page.....</a>                     | <a href="#">3</a>  |
| <a href="#">Agreement.....</a>                      | <a href="#">4</a>  |
| <a href="#">1 Structural Components.....</a>        | <a href="#">5</a>  |
| <a href="#">2 Exterior.....</a>                     | <a href="#">9</a>  |
| <a href="#">3 Roofing.....</a>                      | <a href="#">14</a> |
| <a href="#">4 Plumbing.....</a>                     | <a href="#">16</a> |
| <a href="#">5 Electrical System.....</a>            | <a href="#">20</a> |
| <a href="#">6 Heating.....</a>                      | <a href="#">23</a> |
| <a href="#">7 Air Conditioning.....</a>             | <a href="#">26</a> |
| <a href="#">8 Interiors.....</a>                    | <a href="#">27</a> |
| <a href="#">9 Insulation and Ventilation.....</a>   | <a href="#">31</a> |
| <a href="#">10 Built-In Kitchen Appliances.....</a> | <a href="#">33</a> |
| <a href="#">Repair.....</a>                         | <a href="#">34</a> |
| <a href="#">Investigate.....</a>                    | <a href="#">38</a> |

|  |                                  |                                  |
|--|----------------------------------|----------------------------------|
| <b>Date:</b> 12/19/2007                                  | <b>Time:</b>                     | <b>Report ID:</b> Sam 1          |
| <b>Property:</b><br>333 Wild Raspberry Lane<br>Etowah NC | <b>Customer:</b><br>Sample Buyer | <b>Real Estate Professional:</b> |

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit *and if no other comments were made* then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

**Repair** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Investigate** = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Water Test:**

No

**Radon Test:**

No

**IMPORTANT READ:**

First, we have a tour that will help you decide whether or not you want to use the:

1. Agreement File 1, 2
2. Disclaim File
3. Misc button the attach agreement.

Watch this tour to eliminate confusion:

<http://www.homegauge.com/tours/agreement.html>

Explanation below:

Your client contract agreement can be placed by you in one of the above files and it depends on how you want to use it in the report as to which file you should use.

1. Disclaim File: If you place your contract agreement in the Disclaim file it will:
  - a. Automatically populate the customer info for you
  - b. Automatically insert the agreement in-line inside the report.
  - c. Use this Disclaim file if you plan to use the "Force Agreement" online at our uploaded report.
2. Agreement File 1 or 2: If you place your client agreement in the "Agreement" File (1 or 2)
  - a. You will select it each inspection under the MISC button in the software and click ATTACH.
  - b. When you have multiple contract agreements (i.e. Commercial, Mold etc) You will need to attach at each inspection (under MISC button) which file you want for that inspection.

NOTE: If you choose "Disclaim" file for your commonly used agreement (preferred) then when you have an inspection requiring a different agreement and attach it under MISC button it will override the Disclaim file and the Disclaim file will not be used or displayed for that report, which is intentional as you are wanting a different agreement for that report.

## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.

## 1. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

|   |   |   |
|---|---|---|
| <b>Foundation:</b><br>Masonry block   | <b>Method used to observe Crawlspace:</b><br>Crawled          | <b>Floor Structure:</b><br>2 X 8<br>2 X 10<br>Wood joists |
| <b>Wall Structure:</b><br>Wood<br>Masonry                                     | <b>Columns or Piers:</b><br>Masonry block<br>Supporting walls | <b>Ceiling Structure:</b><br>2X4                          |
| <b>Roof Structure:</b><br>Engineered wood trusses<br>2 X 4 Rafters<br>Plywood | <b>Roof-Type:</b><br>Gable                                    | <b>Method used to observe attic:</b><br>Walked            |
| <b>Attic info:</b><br>Scuttle hole  |   |   |

### Items

#### 1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

**Comments:** Inspected

- 🔍 (1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.
- 🔍 (2) Water signs on cedar wall and trim. Also a mold like substance on carpet at lower level and under stairs. I did not inspect or test for mold and I am unable to determine if water intrusion occurs.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



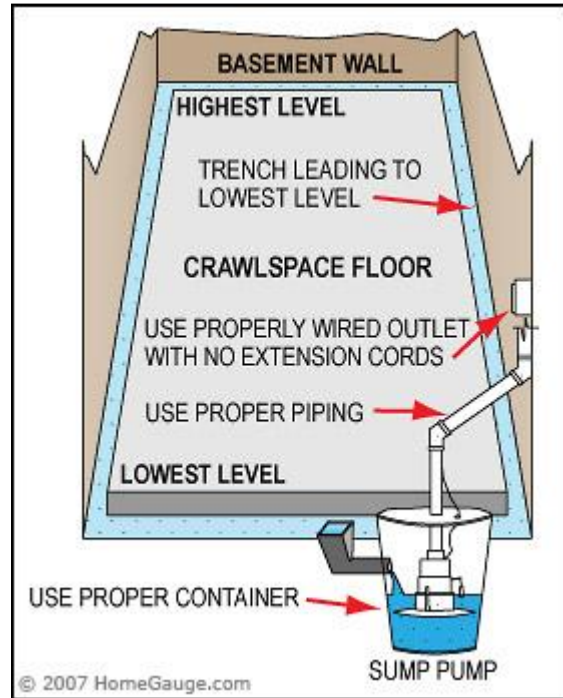
1.0 Picture 4



🔍 (3) Visible signs of water intrusion in the crawlspace (along front of home) are present from dampness along the block wall. I am unable to determine the extent of intrusion or how often it occurs. Cross ventilation may help as the crawls has no ventilation. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist. Refer to the diagram as a guide if a drainage system is needed.



1.0 Picture 5 crawlspace under kitchen



1.0 Picture 6

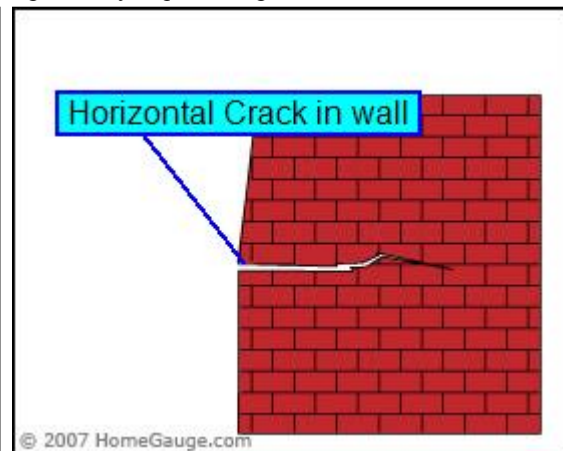
**1.1 WALLS (Structural)**

**Comments:** Inspected

🔍 There is a horizontal crack(s) in the foundation wall at the left side (facing front). These cracks do not appear significant to require repairs at this time. This is my opinion and you should seek a second opinion by a qualified person.



1.1 Picture 1



1.1 Picture 2

**1.2 COLUMNS OR PIERS**

**Comments:** Inspected

**1.3 FLOORS (Structural)**

**Comments:** Inspected

**1.4 CEILINGS (structural)**

**Comments:** Inspected

**1.5 ROOF STRUCTURE AND ATTIC****Comments:** Inspected

- 🔍 Leak signs in attic perhaps or likely from the *old roof* as this newer roof appears in tact. I am unable to determine if leak exists due to no recent rain.



1.5 Picture 1



1.5 Picture 2

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

RB&amp;B (Reverse board and batten)

**Siding Material:**

Wood

**Exterior Entry Doors:**

Wood

**Appurtenance:**

 Deck with steps  
 Covered porch

**Driveway:**

Concrete

**Garage Door Type:**

Two automatic

**Garage Door Material:**

 Compressed board  
 Wood

### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

**Comments:** Inspected

Periodical maintenance caulking needed and recommended to keep water from weeping under siding at concrete shelf. FYI



2.0 Picture 1

#### 2.1 DOORS (Exterior)

**Comments:** Inspected

- 🔨 Patio doors at rear of home are cloudy or seal is broken. Glass panes that have lost their seal (cloudy) can usually be replaced without replacing the entire unit. A qualified contractor should inspect and repair as needed.



2.1 Picture 1

## 2.2 WINDOWS

**Comments:** Inspected

- 🔨 The trim stop for fixed pane is weathered and indicates that water may be getting below trim. I recommend a paintable sealant be applied and paint trim.



2.2 Picture 1

## 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Comments:** Inspected

- 🔨 (1) The step tread on steps on the deck at the rear of home are deteriorated. A repair or replacement is needed. A skilled masonry contractor should perform the work.

A handrail may be needed



2.3 Picture 1

(2) The 2x6 decking on the deck at the rear of home has several boards that are deteriorated. A general replacement is likely. A qualified contractor should determine whether a repair or replacement is needed.



2.3 Picture 2



2.3 Picture 3

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

Comments: Inspected

🔨 The concrete drive at the front of home is pitted in areas and has settlement cracks. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.



2.4 Picture 1

**2.5 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected

**2.6 OTHER**

**Comments:** Inspected

🔍 (1) Old propane tank in ground and is discontinued. I did not determine if gas remains in discontinued tank? I recommend further investigation by a qualified person.



2.6 Picture 1

- 🔍 (2) There is an odd configuration in ground under addition in crawlspace. This may be an old well? I am unable to determine. I recommend a qualified well drilling company or plumber investigate further to determine if any further action is needed to correct.



2.6 Picture 2 in crawlspace under new addition

## 2.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

**Comments:** Inspected

- 🔧 The automatic openers for two-door garage at the front of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. A qualified contractor should inspect and repair as needed. The sensors are in place for garage door(s) and will reverse the door.

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

One

Chimney (exterior):

Brick

Items

3.0 ROOF COVERINGS

Comments: Inspected

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



3.0 Picture 1 Rear of home



3.0 Picture 2

(2) Shingles loose under eave at front of home, needs adhesive.



3.0 Picture 3

3.1 FLASHINGS

Comments: Inspected

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected



### 3.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

- 🔧 The gutter needs cleaning of debris at the virtually all areas where gutters are installed. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



3.3 Picture 1

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4. Plumbing**



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Styles & Materials**

|  |  |  |
|--|--|--|
| <b>Water Source:</b><br>Well                                       | <b>Water Filters:</b><br>Sediment filter<br>(We do not inspect filtration systems) | <b>Plumbing Water Supply (into home):</b><br>PVC |
| <b>Plumbing Water Distribution (inside home):</b><br>Copper<br>PEX | <b>Washer Drain Size:</b><br>2" Diameter   | <b>Plumbing Waste:</b><br>PVC<br>Cast iron       |
| <b>Water Heater Power Source:</b><br>Electric                      | <b>Water Heater Capacity:</b><br>40 Gallon (1-2 people)                            | <b>Manufacturer:</b><br>A.O. SMITH               |

**Items**

**4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Inspected

- 🔧 (1) The basket strainer had leaked and corrected itself for the time being at the Kitchen sink. Repairs are needed. A qualified person should repair as necessary.



4.0 Picture 1 Right sink basin

- 🔧 (2) The tub drain drains slowly under the hall bath. Repairs are needed. A qualified person should repair as necessary.

**4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Comments:** Inspected

- 🔧 (1) The control knob leaks at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



4.1 Picture 1 hall bath

- 🔍 (2) Brown deposits are on the plumbing fixtures which indicates a filter may be needed. Filter in place and appears dirty but I am unable to determine if you need a different or additional filter. I did not test water for bacteria or other. I recommend contacting a water filtration company.



4.1 Picture 2

- 🔧 (3) I recommend the well head lid be insulated better before winter. FYI



4.1 Picture 3 Well head

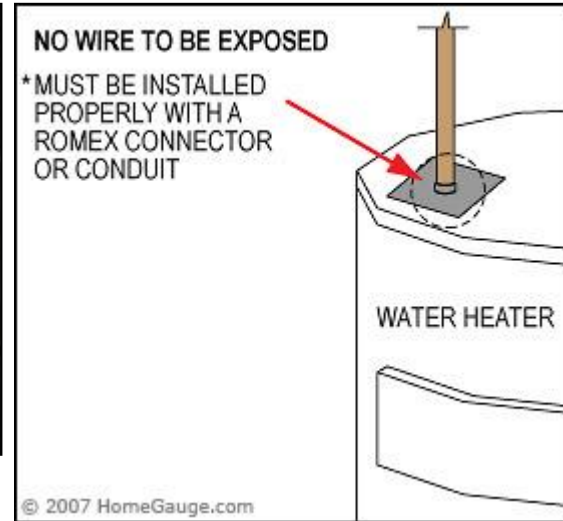
**4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

**Comments:** Inspected

- 🔧 The wiring for the water heater missing romex connector. Electrical issues are considered a hazard until repaired. I recommend a licensed electrician correct as necessary.



4.2 Picture 1



4.2 Picture 2

#### 4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is the yellow knob located in the basement at the pressure tank. This is for your information.



4.3 Picture 1 In basement

#### 4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

#### 4.5 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

The main fuel shut off is at gas meter outside

#### 4.6 SUMP PUMP

**Comments:** Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle.

---

Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Electrical System**



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GENERAL ELECTRIC

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

**Items**

**5.0 SERVICE ENTRANCE CONDUCTORS**

**Comments:** Inspected

**5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

**5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Inspected

**5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected

- 🔧 (1) The wall switch is broken (unsafe) at the upstairs closet for air handler. At least two outlets are broken at LR and entry way. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.



5.3 Picture 1



- (2) Several loose wire ends needs placing inside a box with a cover-plate in the basement at the pressure tank of well. I recommend repair as needed.



5.3 Picture 2



5.3 Picture 3

- (3) Wall switch on ceiling in Garage, purpose unknown



5.3 Picture 4

#### 5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Inspected

#### 5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

#### 5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

The main panel box is located at the garage.

#### 5.7 SMOKE DETECTORS

**Comments:** Inspected

#### 5.8 CARBON MONOXIDE DETECTORS

**Comments:** Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report

---

should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Heating



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

|  |                                      |  |
|--|--------------------------------------|--|
| <b>Heat Type:</b><br>Heat Pump Forced Air (also provides cool air) | <b>Energy Source:</b><br>Electric    | <b>Number of Heat Systems (excluding wood):</b><br>Two |
| <b>Ductwork:</b><br>Insulated                                      | <b>Filter Type:</b><br>Disposable    | <b>Types of Fireplaces:</b><br>Conventional            |
| <b>Operable Fireplaces:</b><br>One                                 | <b>Number of Woodstoves:</b><br>None |  |

### Items

#### 6.0 HEATING EQUIPMENT

**Comments:** Inspected

#### 6.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 6.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

#### 6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

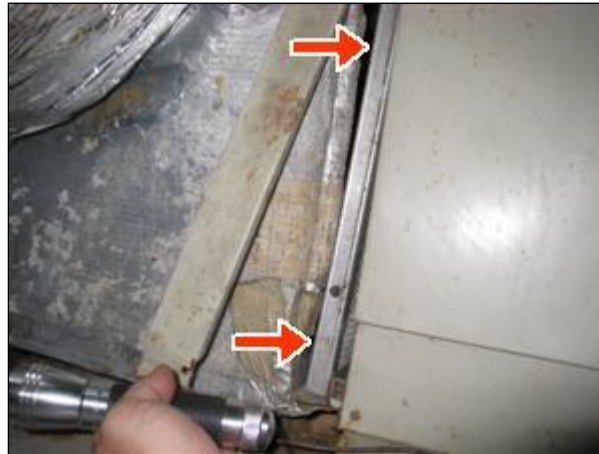
- 🔧 (1) The washable filter is collapsed and needs replacing at upstairs. The filter needs replacing with a rigid frame to prevent filter from falling out of alignment. ( Picture 1 ) The filter in basement ( Picture 2 ) needs replacement and in crawlspace which is difficult to access due to the crawlspace ( Picture 3 ). A qualified person should repair or replace as needed



6.3 Picture 1



6.3 Picture 2



6.3 Picture 3

(2) The supply duct pipe or main plenum is failing in the crawlspace. Energy loss is occurring in crawlspace and immediate correction is needed. A licensed HVAC contractor should service or repair unit.



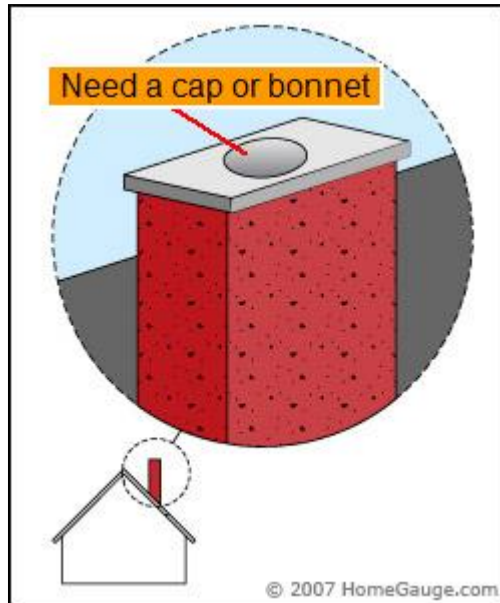
6.3 Picture 4 crawlspace new addition



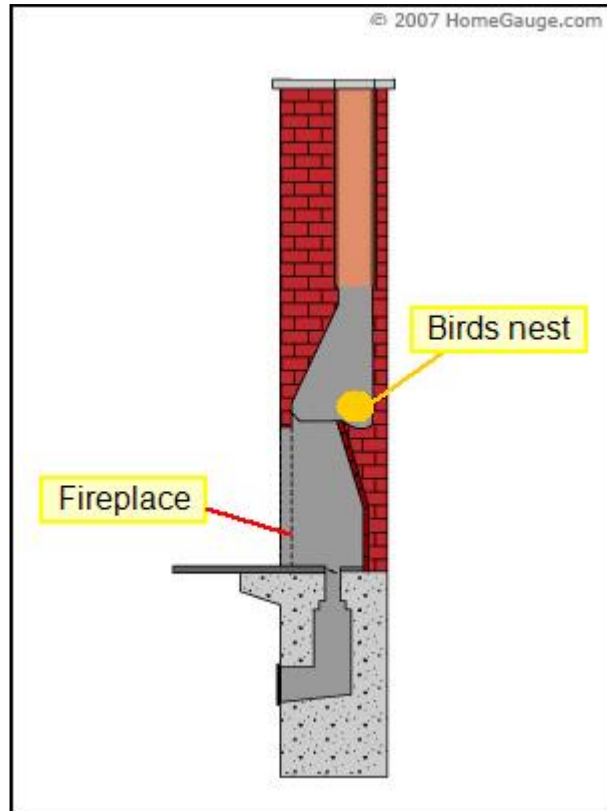
6.3 Picture 5

**6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM****Comments:** Inspected**6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)****Comments:** Inspected

An active birds nest is currently in chimney. It is recommended to install a cap or bonnet on chimney this fall.



6.5 Picture 1



6.5 Picture 2

**6.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)****Comments:** Inspected**6.7 GAS/LP FIRELOGS AND FIREPLACES****Comments:** Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7. Air Conditioning**



**Styles & Materials**

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**

Electricity

**Number of AC Only Units:**

Two

**Items**

**7.0 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Inspected

**7.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Inspected

**7.2 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Inspected

**7.3 NORMAL OPERATING CONTROLS**

**Comments:** Inspected



8. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Dining Room



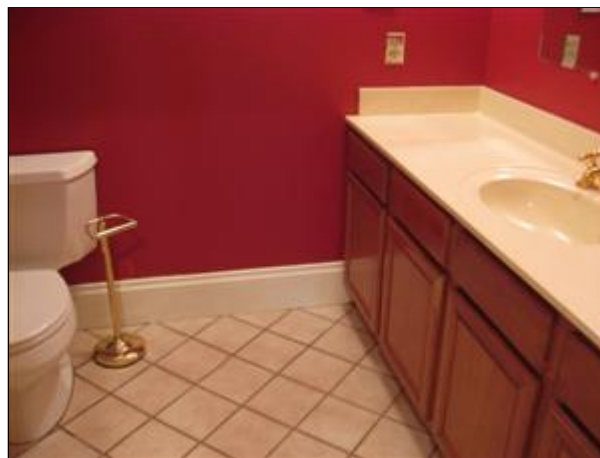
Kitchen



Living Room



master bath



hall bath

Styles & Materials

Ceiling Materials:  
Sheetrock

Wall Material:  
Sheetrock

Floor Covering(s):  
Carpet

Hardwood T&G  
Tile  
Vinyl

**Interior Doors:**

Hollow core

**Window Types:**

Double-hung  
Casement

**Cabinetry:**

Wood  
Veneer

**Countertop:**

Composite


**Items**

**8.0 CEILINGS**

**Comments:** Inspected

**8.1 WALLS**

**Comments:** Inspected

 The tissue holder on the wall is damaged at the master bath. I recommend repair as necessary.



8.1 Picture 1

**8.2 FLOORS**

**Comments:** Inspected

- 🔧 (1) The Baseboard is missing at the upstairs (right of hall bath). Repairs are needed. A qualified contractor should inspect and repair as needed.



8.2 Picture 1

- 🔧 (2) Tile at shower pan and wall surround are loose and missing mortar or grout and sealer at the upstairs bath. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.



8.2 Picture 2 Upstairs bath



8.2 Picture 3

### 8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected

### 8.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

### 8.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

### 8.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

- 🔧 Four windows will not operate properly and may involve repair to linkage of crank handles and one cloudy (lost seal) at the upstairs Bedroom (right of hall bath) and room left of hall bath and at washer dryer off kitchen. A qualified contractor should inspect and repair as needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

---

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Fiberglass  
R-19

**Ventilation:**

Gable vents  
Soffit Vents

**Exhaust Fans:**

Fan

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Vinyl

**Floor System Insulation:**

Unfaced  
R-19

### Items

**9.0 INSULATION IN ATTIC**

**Comments:** Inspected

**9.1 INSULATION UNDER FLOOR SYSTEM**

**Comments:** Inspected

**9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

**Comments:** Inspected


**9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

See Foundation notes

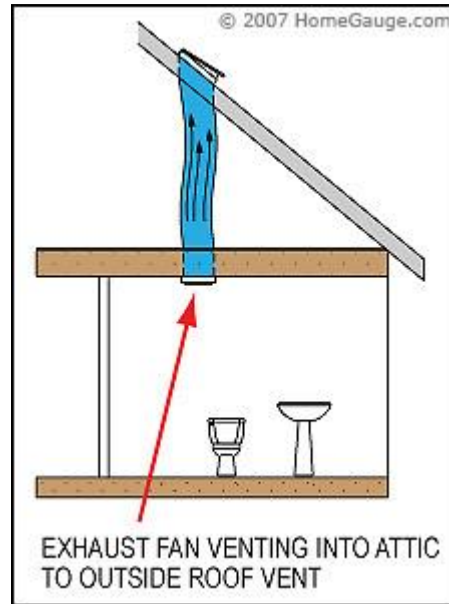
**9.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Inspected

 The Exhaust fan does not vent to outside at the hall bath and master bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified contractor should inspect and repair as needed.



9.4 Picture 1



9.4 Picture 2

**9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

**Comments:** Inspected

🔧 Wall switch for room fan in wall has been removed. It is inoperable.



9.5 Picture 1



9.5 Picture 2

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**

KENMORE

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**

JENN AIR

**Range/Oven:**

JENN AIR

**Built in Microwave:**

KENMORE

### Items

#### 10.0 DISHWASHER

**Comments:** Inspected

#### 10.1 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

#### 10.2 RANGE HOOD

**Comments:** Inspected

#### 10.3 TRASH COMPACTOR

**Comments:** Not Present

#### 10.4 FOOD WASTE DISPOSER

**Comments:** Inspected

#### 10.5 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To other



## Repair



HomeBuyers Inspection HBI

1111 front office, asheville, nc 28801 828-222-1050

**Customer**  
Sample Buyer

**Address**  
333 Wild Raspberry Lane  
Etowah NC


The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.***

## 2. Exterior




### 2.1 DOORS (Exterior)

#### Inspected

-  Patio doors at rear of home are cloudy or seal is broken. Glass panes that have lost their seal (cloudy) can usually be replaced without replacing the entire unit. A qualified contractor should inspect and repair as needed.


### 2.2 WINDOWS

#### Inspected


-  The trim stop for fixed pane is weathered and indicates that water may be getting below trim. I recommend a paintable sealant be applied and paint trim.

### 2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Inspected

-  (1) The step tread on steps on the deck at the rear of home are deteriorated. A repair or replacement is needed. A skilled masonry contractor should perform the work.

A handrail may be needed

-  (2) The 2x6 decking on the deck at the rear of home has several boards that are deteriorated. A general replacement is likely. A qualified contractor should determine whether a repair or replacement is needed.

## 2. Exterior



### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected

- The concrete drive at the front of home is pitted in areas and has settlement cracks. Further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.

### 2.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Inspected

- The automatic openers for two-door garage at the front of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. A qualified contractor should inspect and repair as needed. The sensors are in place for garage door(s) and will reverse the door.

## 3. Roofing



### 3.0 ROOF COVERINGS

#### Inspected

- (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
- (2) Shingles loose under eave at front of home, needs adhesive.

### 3.3 ROOF DRAINAGE SYSTEMS

#### Inspected

- The gutter needs cleaning of debris at the virtually all areas where gutters are installed. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

## 4. Plumbing



### 4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected

- (1) The basket strainer had leaked and corrected itself for the time being at the Kitchen sink. Repairs are needed. A qualified person should repair as necessary.
- (2) The tub drain drains slowly under the hall bath. Repairs are needed. A qualified person should repair as necessary.

### 4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected

- (1) The control knob leaks at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
- (3) I recommend the well head lid be insulated better before winter. FYI

### 4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

#### Inspected



- The wiring for the water heater missing romex connector. Electrical issues are considered a hazard until repaired. I recommend a licensed electrician correct as necessary.

## 5. Electrical System



### 5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected



-  (1) The wall switch is broken (unsafe) at the upstairs closet for air handler. At least two outlets are broken at LR and entry way. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.
  
-  (2) Several loose wire ends needs placing inside a box with a cover-plate in the basement at the pressure tank of well. I recommend repair as needed.

## 6. Heating



### 6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Inspected


-  (1) The washable filter is collapsed and needs replacing at upstairs. The filter needs replacing with a rigid frame to prevent filter from falling out of alignment. ( Picture 1 ) The filter in basement ( Picture 2 ) needs replacement and in crawlspace which is difficult to access due to the crawlspace ( Picture 3 ). A qualified person should repair or replace as needed
  
-  (2) The supply duct pipe or main plenum is failing in the crawlspace. Energy loss is occurring in crawlspace and immediate correction is needed. A licensed HVAC contractor should service or repair unit.

## 8. Interiors





### 8.1 WALLS

#### Inspected

-  The tissue holder on the wall is damaged at the master bath. I recommend repair as necessary.


### 8.2 FLOORS

#### Inspected

-  (1) The Baseboard is missing at the upstairs (right of hall bath). Repairs are needed. A qualified contractor should inspect and repair as needed.
-  (2) Tile at shower pan and wall surround are loose and missing mortar or grout and sealer at the upstairs bath. Repairs are needed to prevent water damage to shower/bath. A qualified person should repair or replace as needed.

### 8.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected

-  Four windows will not operate properly and may involve repair to linkage of crank handles and one cloudy (lost seal) at the upstairs Bedroom (right of hall bath) and room left of hall bath and at washer dryer off kitchen. A qualified contractor should inspect and repair as needed.

## 8. Interiors



## 9. Insulation and Ventilation



### 9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected



The Exhaust fan does not vent to outside at the hall bath and master bath. Vent pipes should terminate outside and not in the attic. Many homes have their vent pipe poised at the roof vent such as yours. It is up to you to determine whether or not this is a concern or needs further consideration from a general contractor. A qualified contractor should inspect and repair as needed.

### 9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

#### Inspected



Wall switch for room fan in wall has been removed. It is inoperable.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To other

## Investigate



HomeBuyers Inspection HBI

1111 front office, asheville, nc 28801 828-222-1050




**Customer**  
Sample Buyer

**Address**  
333 Wild Raspberry Lane  
Etowah NC

### 1. Structural Components


#### 1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

##### Inspected

-  (1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.
-  (2) Water signs on cedar wall and trim. Also a mold like substance on carpet at lower level and under stairs. I did not inspect or test for mold and I am unable to determine if water intrusion occurs.
-  (3) Visible signs of water intrusion in the crawlspace (along front of home) are present from dampness along the block wall. I am unable to determine the extent of intrusion or how often it occurs. Cross ventilation may help as the crawls has no ventilation. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist. Refer to the diagram as a guide if a drainage system is needed.


#### 1.1 WALLS (Structural)

##### Inspected

-  There is a horizontal crack(s) in the foundation wall at the left side (facing front). These cracks do not appear significant to require repairs at this time. This is my opinion and you should seek a second opinion by a qualified person.

#### 1.5 ROOF STRUCTURE AND ATTIC

##### Inspected

-  Leak signs in attic perhaps or likely from the *old roof* as this newer roof appears in tact. I am unable to determine if leak exists due to no recent rain.

### 2. Exterior

#### 2.6 OTHER

## 2. Exterior



### Inspected

- 🔍 (1) Old propane tank in ground and is discontinued. I did not determine if gas remains in discontinued tank? I recommend further investigation by a qualified person.
- 🔍 (2) There is an odd configuration in ground under addition in crawlspace. This may be an old well? I am unable to determine. I recommend a qualified well drilling company or plumber investigate further to determine if any further action is needed to correct.

## 4. Plumbing



### 4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected

- 🔍 (2) Brown deposits are on the plumbing fixtures which indicates a filter may be needed. Filter in place and appears dirty but I am unable to determine if you need a different or additional filter. I did not test water for bacteria or other. I recommend contacting a water filtration company.

## 5. Electrical System



### 5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected

- 🔍 (3) Wall switch on ceiling in Garage, purpose unknown